



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Greg Sellers, Vice-Chairperson
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook, Council Member
Greg Sellers, Council Member

WEDNESDAY, JULY 26, 2000

JOINT AGENDA

**REDEVELOPMENT AGENCY REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

6:00 P.M.

*A Special Meeting is called at 6:00 P.M. for the purpose of
conducting a Closed Session.*

Dennis Kennedy, Mayor/Chairperson

CALL TO ORDER

(Mayor/Chairperson Kennedy)

ROLL CALL ATTENDANCE

(City Clerk/Agency Secretary Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(City Clerk/Agency Secretary Torrez)

OPPORTUNITY FOR PUBLIC COMMENT

City Council Action

CLOSED SESSION:

**Time
Estimate**

1.

PUBLIC EMPLOYMENT

Legal Authority:

Government Code Section 54957

Position:

City Attorney Recruitment

CLOSED SESSION ANNOUNCEMENT:

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Antique Fire Equipment

Fire Captain Jim Xavier

INTRODUCTIONS

Stephen Ledesma, Code Enforcement Officer

Building Division

Patricia Wilkins, Office Assistant II

Business Assistance & Housing Services

Kate Isbell, Office Assistant I

Public Works

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT
ON THIS AGENDA.**

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT
THE TIME THE ITEM IS ADDRESSED BY THE REDEVELOPMENT AGENCY/COUNCIL.
PLEASE COMPLETE A SPEAKER CARD AND PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

Redevelopment Agency Action

CONSENT CALENDAR: The Consent Calendar, Agenda Items #1 through #4 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time
Estimate
Consent Calendar: 1 - 10 Minutes Page

1. **MAY 2000 FINANCE AND INVESTMENT REPORT** 1
Recommended Action: Accept and File Report
2. **EMERGENCY HOUSING CONSORTIUM REQUEST FOR ADDITIONAL FUNDING** 11
Recommended Action:
1. Approve a grant increase of \$5,000 in Redevelopment 20% Housing Set-Aside funds to the Emergency Housing Consortium (EHC) for transitional housing and support services.
2. Authorize the Executive Director to amend the existing grant agreement with EHC in the amount of \$5,000.
3. **CONTRACT WITH BENCHMARK FOR HOUSING SERVICES** 15
Recommended Action: Authorize Executive Director to prepare and execute professional services agreement with Benchmark, in an amount not to exceed \$575,000, to provide project management services and lead testing for housing improvement programs.
4. **AGREEMENT FOR OUTSIDE LEGAL COUNSEL (RICHARDS, WATSON & GERSHON)** 17
Recommended Action: Authorize Executive Director to execute Consultant Agreement for legal services with Richards, Watson & Gershon in an amount of \$110,000.

City Council Action

CONSENT CALENDAR: The Consent Calendar, may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time
Estimate
Consent Calendar: 1 - 10 Minutes

5. **AWARD OF CONTRACT FOR CONSTRUCTION OF SANTA TERESA BOULEVARD WATER MAIN IMPROVEMENT PROJECT** 31
Recommended Action: Award contract to Pacific Underground Construction Inc. for the construction of Santa Teresa Boulevard Water Main Improvement Project in the amount of \$189,100.

PUBLIC HEARINGS:

	Time Estimate		Page
6.	5 minutes	<u>ASSESSMENT OF CHARGES TO ABATE WEEDS AND BRUSH</u> Recommended Action: Request staff presentation. Public Hearing opened. Please limit your remarks to 3 minutes. Public Hearing closed. Council discussion. Action - <u>Accept</u> Report from the Santa Clara County Fire Marshal’s Office on the 1999-2000 Hazardous Vegetation Management Program.. Action - <u>Adopt</u> Resolution 5418 authorizing the Santa Clara County Fire Marshal’s to assess charges.	35

OTHER BUSINESS:

7.	5 minutes	<u>ADJUSTMENT TO PROGRAM FEE FOR HAZARDOUS VEGETATION ABATEMENT</u> Recommended Action: Approve Amendment to Agreement Between the County of Santa Clara and the City of Morgan Hill for the abatement of Hazardous Vegetation.	43
8.	60 minutes	<u>REPORT AND RECOMMENDATIONS OF MEDICAL SERVICES - SUBCOMMITTEE</u> Recommended Action: 1. <u>Receive</u> report from the Subcommittee; and 2. City Council <u>Discussion</u> and <u>Direction</u> .	49
9.	20 minutes	<u>PROPOSED NOVEMBER 2000 COUNTY-WIDE BALLOT MEASURE TO EXTEND THE HALF CENT TAX FOR TRANSPORTATION</u> Recommended Action: 1. <u>Report</u> to be presented by the Mayor. 2. Council <u>Discussion</u> and <u>Direction</u> .	57
10.	10 minutes	<u>CONSIDERATION OF SUPPORT OF SB 1629 - HIGHWAYS: PEDESTRIAN AND BICYCLE ACCESS</u> Recommended Action: <u>Refer</u> to City Council Legislation Committee	65

Redevelopment Agency & City Council Action

<u>CONSENT CALENDAR:</u>	The Consent Calendar, Agenda Items #11 and #12 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.
---------------------------------	---

Time

Estimate

Consent Calendar: 1 - 10 Minutes

Page

- | | | |
|-----|--|----|
| 11. | <u>APPROVAL OF SPECIAL JOINT CITY COUNCIL & REDEVELOPMENT AGENCY MEETING MINUTES OF JULY 10, 2000</u> | 91 |
| 12. | <u>APPROVAL OF SPECIAL JOINT CITY COUNCIL & REDEVELOPMENT AGENCY MEETING MINUTES OF JULY 12, 2000</u> | 95 |

OTHER BUSINESS:

- | | | |
|-----|------------|--|
| 13. | 5 minutes | <u>MITIGATION MONITORING PLAN FOR CARDEN ACADEMY</u> 123
<u>Approve</u> the Mitigation Monitoring Plan for the Carden Academy at 410 Llagas Avenue. |
| 14. | 20 minutes | <u>COMMUNITY CENTER SCHEMATIC PLAN</u> 149
RECOMMENDED ACTION:
1. Review revisions and concepts; and
2. Direct staff to make any final design revisions and to prepare cost estimates based on the final schematic plan for the Community Center. |

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION:

CLOSED SESSION:

City Council Action

Time

Estimate

- | | | |
|------------|--|--|
| | | 1. |
| 10 minutes | <u>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</u> | |
| | Legal Authority: | Government Code 54956.8 |
| | Property: | APN 779-04-010; 14465 Monterey Road; 29.2 acres |
| | Negotiating Parties: | |
| | For City: | City Manager; Public Works Director |
| | For Property Owners: | William Sing and Young Kay Mock; The GFI Company |
| | Under Negotiation: | Price and Terms of Payment |
| | | 2. |
| 10 minutes | <u>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</u> | |

Legal Authority:	Government Code 54956.8
Property:	APN 817-13-001; 37.8 acres (Soccer Complex)
Negotiating Parties:	
For City:	City Manager; Public Works Director
For Property Owners:	Tadashi & Alice A. Kadonaga, Trustee
Under Negotiation:	Price and Terms of Payment

3.

10 minutes

**CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATIONS &
CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Legal Authority:	Government Code 54956.8 & 54946.9(c)
Property:	APN 825-06-002, 003, 029, 030; 36.6 acres (Railroad/Maple - Butterfield Retention Basin Site)
Negotiating Parties:	
For City:	City Manager; Public Works Director
For Property Owners:	Costa Family Partners
Under Negotiation:	Price and Terms of Payment

Redevelopment Agency & City Council Action

4.

5 minutes

CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATOR

Legal Authority:	Government Code 54956.8
Real Property Involved:	2.93 and 2.03 acre parcels located on the west side of Monterey Road, north of Cosmo Avenue (APN 767-17-046 & 047)
City/Agency Negotiators:	City Manager/Executive Director; Interim City Attorney/Agency Counsel; Director of Business Assistance & Housing Services
Closed Session Topic:	Acquisition of Real Property

5.

5 minutes

CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATOR

Legal Authority:	Government Code 54956.8
Real Property Involved:	A 8.93 acre parcel located on West Edmundson Avenue, east of Community Park (APN 767-18-025)
City/Agency Negotiators:	City Manager/Executive Director; Interim City Attorney/Agency Counsel; Director of Business Assistance & Housing Services
Closed Session Topic:	Acquisition of Real Property

6.

5 minutes

CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATOR

Legal Authority:	Government Code 54956.8
Real Property Involved:	An 8.25 acre parcel located on Diana Avenue, west of the Future Butterfield Boulevard extension (APN 726-12-006)
Negotiators:	
For City/Agency:	City Manager/Executive Director; Interim City Attorney/Agency Counsel; Director of Business Assistance & Housing Services
For Property Owners:	Kontrabecki Associates (or appropriate owner)
Closed Session Topic:	Acquisition of Real Property

City Council Action

7.

10 minutes

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

Legal Authority:	Government Code 54956.8 & 54956.9(c) (1potential case)
Real Property(ies) involved:	APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Mission View and Cochrane Road; and APN 728-31-009 - 12.88 acres located on the southeast corner of Cochrane and Highway 101 (St. Louise Hospital property)
City Negotiators:	Agency Members; Executive Director; Interim Agency Counsel; and F. Gale Conner, special counsel
Closed Session Topic:	Potential Litigation

CLOSED SESSION ANNOUNCEMENT:

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT